LEGEND

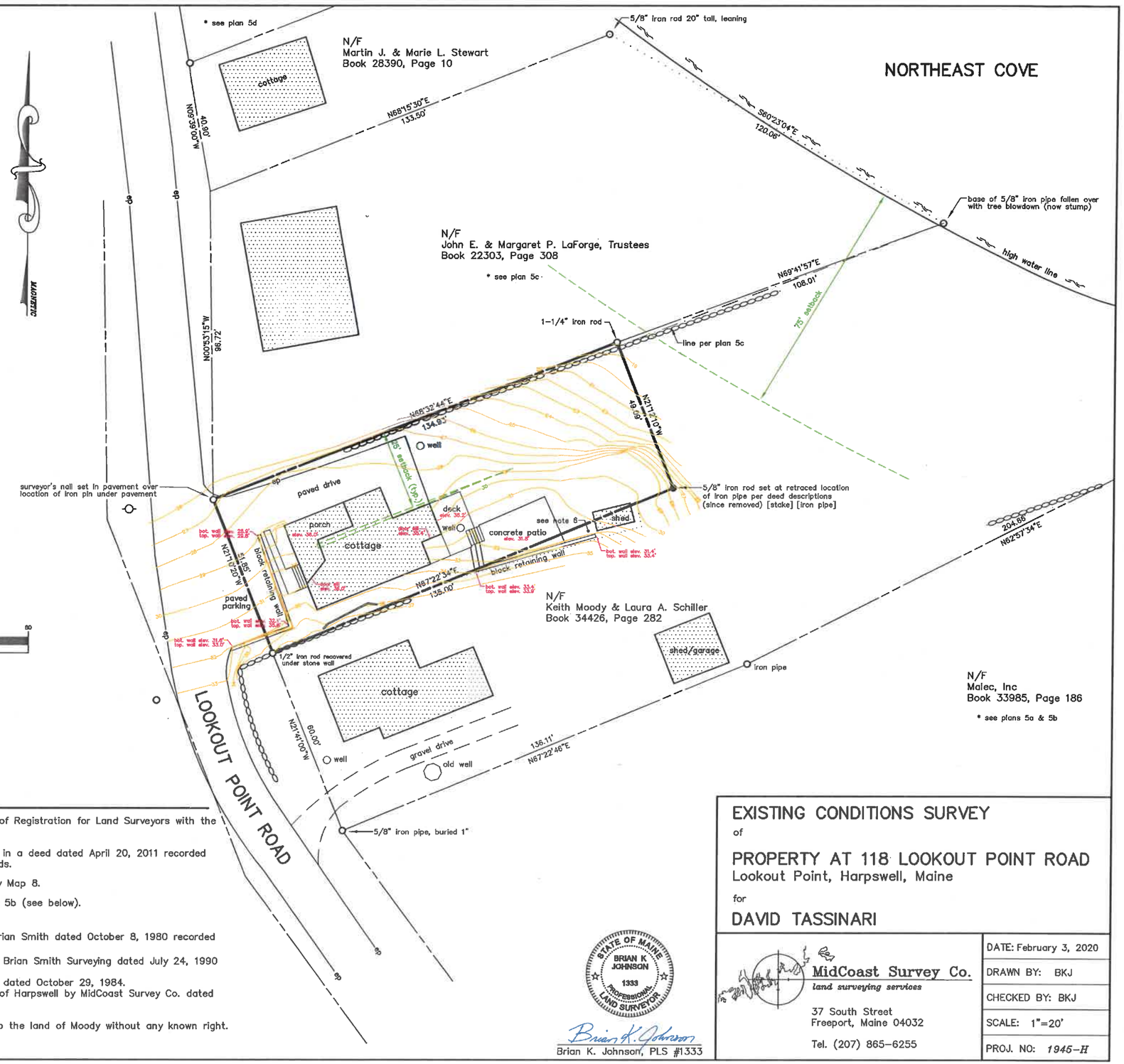
- Boundary line
- Iron pin/pipe found
- 5/8" iron rod set
- Shore line
- Edge of pavement
- Utility pole
- Survey tie line
- N/F — Now or formerly
- Structure
- Stone wall
- 25 — Contour line
- Setback line

AREA SUMMARY

Lot area: 6,811 square feet
Impervious areas: 3,081 square feet
Impervious surface coverage = 45.2%

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.



GENERAL NOTES

1. This survey conforms to the standards adopted by the Maine Board of Registration for Land Surveyors with the exception of no survey report prepared at this time.
2. Record owner of property surveyed is Mary N. Tassinari as described in a deed dated April 20, 2011 recorded in Book 28664, Page 151 at the Cumberland County Registry of Deeds.
3. Property surveyed is shown as Lot 36 on Town of Harpswell Property Map 8.
4. Bearings hereon are referenced to magnetic in 1964 per plans 5a & 5b (see below).
5. Plan/Map references:
   a) Property Survey of Stephen F. Leo & Helen E. Leo Property by Brian Smith dated October 8, 1980 recorded in Plan Book 128, Page 172 at said Registry of Deeds.
   b) Standard Boundary Survey of Land of CRE I Real Estate Corp. by Brian Smith Surveying dated July 24, 1990 recorded in Plan Book 191, Page 17 at said Registry of Deeds.
   c) Property Survey of Florence E. Grover Property by Brian B. Smith dated October 29, 1984.
   d) Boundary Retracement Survey of Land of Dain H. Allen for Town of Harpswell by MidCoast Survey Co. dated December 9, 2013.
6. The shed, block retaining wall and patio of Tassinari encroaches onto the land of Moody without any known right.
7. The entire property is located within the Shoreland Zone.

STATE OF MAINE
BRIAN K JOHNSON
1333
PROFESSIONAL LAND SURVEYOR

Brian K. Johnson, PLS #1333

EXISTING CONDITIONS SURVEY

of

PROPERTY AT 118 LOOKOUT POINT ROAD

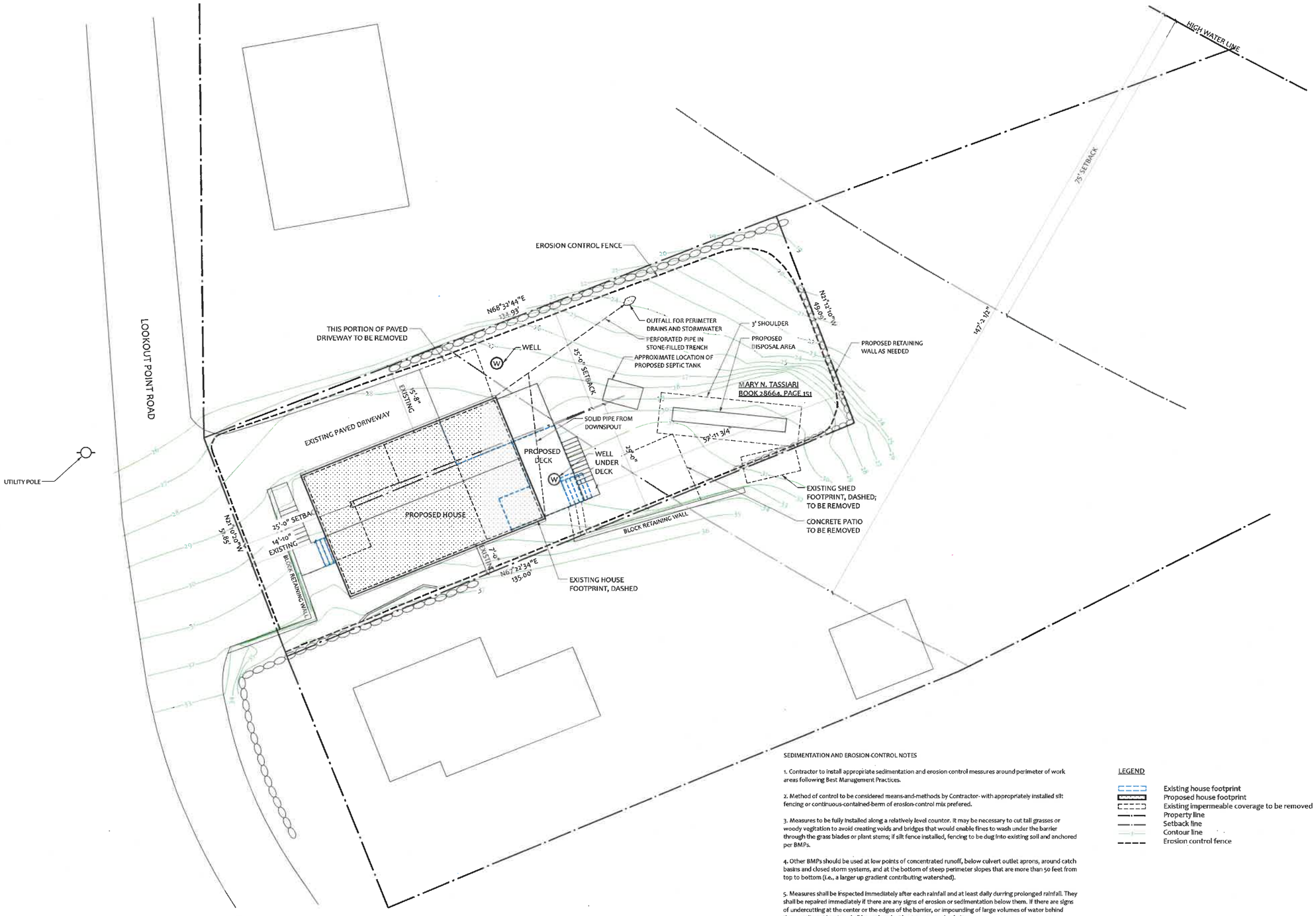
Lookout Point, Harpswell, Maine

for

DAVID TASSINARI

MidCoast Survey Co.
land surveying services
37 South Street
Freeport, Maine 04032
Tel. (207) 865-6255

DATE:	February 3, 2020
DRAWN BY:	BKJ
CHECKED BY:	BKJ
SCALE:	1"=20'
PROJ. NO:	1945-H



SEDIMENTATION AND EROSION CONTROL NOTES

1. Contractor to install appropriate sedimentation and erosion control messures around perimeter of work areas following Best Management Practices.

2. Method of control to be considered means-and-methods by Contractor- with appropriately installed silt fencing or continuous-contained-berm of erosion-control mix prefered.

3. Measures to be fully installed along a relatively level countor. It may be necessary to cut tall grasses or woody vegitation to avoid creating voids and bridges that would enable fines to wash under the barrier through the grass blades or plant stems; if silt fence installed, fencing to be dug into existing soil and anchored per BMPs.

4. Other BMPs should be used at low points of concentrated runoff, below culvert outlet aprons, around catch basins and closed storm systems, and at the bottom of steep perimeter slopes that are more than 50 feet from top to bottom (i.e., a larger up gradient contributing watershed).

5. Measures shall be inspected immediately after each rainfall and at least daily durring prolonged rainfall. They shall be repaired immediately if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

6. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly; Filter berms should be reshaped as needed.

7. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.

8. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared and seeded.

9. Excavation contractor shall have a person who is certified in erosion control practices by the Maine Department of Environmental Protection on site each day that earth moving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed.

LEGEND

- Existing house footprint
- Proposed house footprint
- Existing impermeable coverage to be removed
- Property line
- Setback line
- Contour line
- Erosion control fence

MAGNETIC NORTH
WEST EAST
SOUTH

10' 0' 10' 20' 40'

ATTARDO PONDELIS
ARCHITECTURE

Tassinari Residence
Harpswell, Maine

Proposed Site Plan

Scale: 1" = 10'
Drawn by: JAJ
Date: 9.30.2020
Revisions:

PERMIT SET
9.30.2020

L1.0

EROSION CONTROL FENCE

THIS PORTION OF PAVED DRIVEWAY TO BE REMOVED

N68°32'44"E 134.93'

WELL

25'-0" SETBACK

OUTFALL FOR PERIMETER DRAINS AND STORMWATER

PERFORATED PIPE IN STONE-FILLED TRENCH

APPROXIMATE LOCATION OF PROPOSED SEPTIC TANK

3' SHOULDER

PROPOSED DISPOSAL AREA

PROPOSED RETAINING WALL AS NEEDED

N21°12'10"W 49.09'

MARY N. TASSIARI
BOOK 28664, PAGE 151

15'-8" EXISTING

EXISTING PAVED DRIVEWAY

SOLID PIPE FROM DOWNSPOUT

PROPOSED DECK

WELL UNDER DECK

25'-0"

57'-11 3/4"

EXISTING SHED FOOTPRINT, DASHED; TO BE REMOVED

CONCRETE PATIO TO BE REMOVED

PROPOSED HOUSE

N21°10'20"W 51.85'

25'-0" SETBACK

14'-10" EXISTING

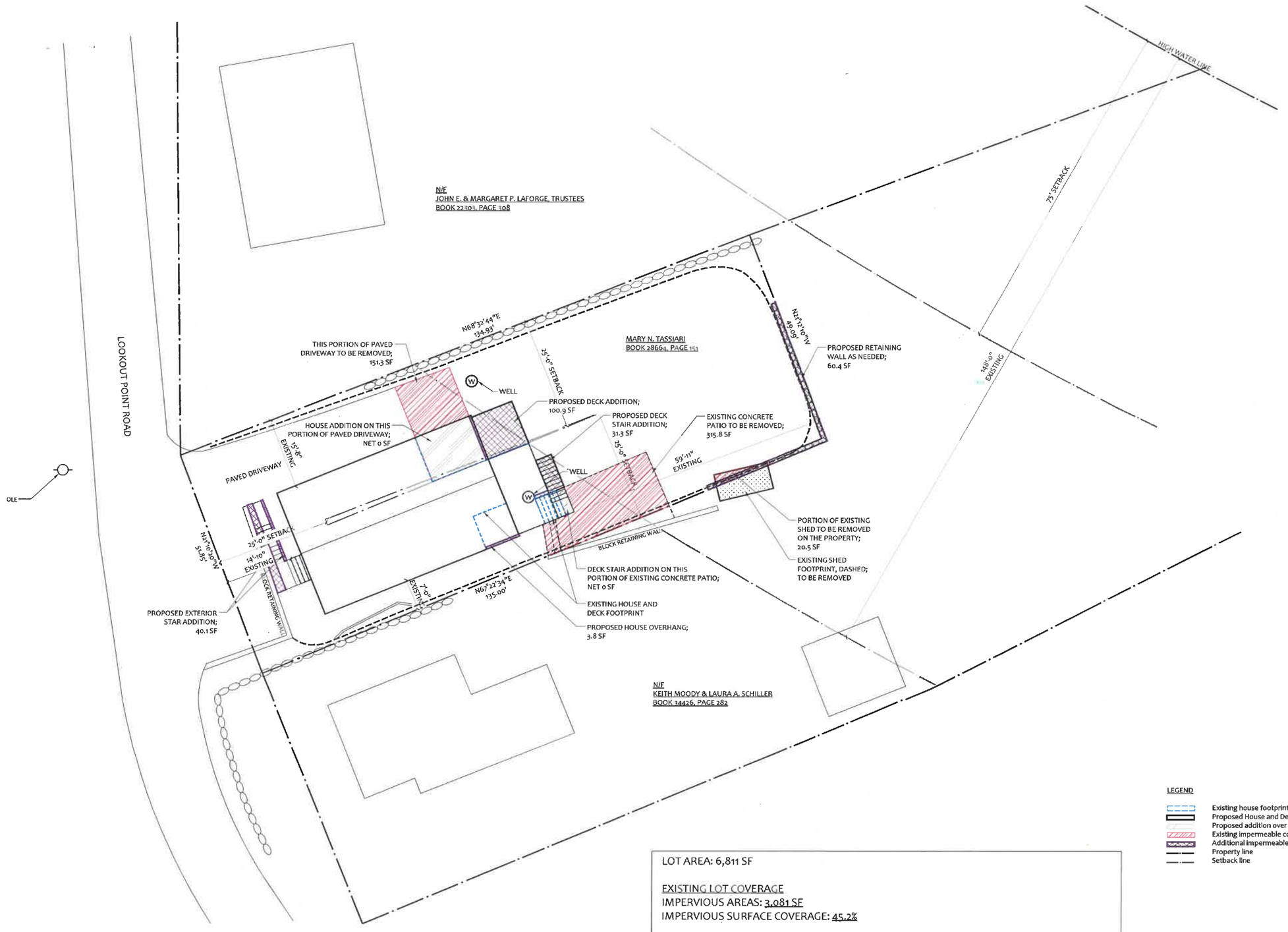
BLOCK RETAINING WALL

7'-0" EXISTING

N67°22'34"E 135.00'

BLOCK RETAINING WALL

EXISTING HOUSE FOOTPRINT, DASHED



LOT AREA: 6,811 SF

EXISTING LOT COVERAGE
IMPERVIOUS AREAS: 3,081 SF
IMPERVIOUS SURFACE COVERAGE: 45.2%

PROPOSED LOT COVERAGE
IMPERVIOUS AREAS TO BE REMOVED: 487.6 SF
IMPERVIOUS AREAS TO BE ADDED: 176.1 SF + 60.4 SF, IF NEEDED
PROPOSED IMPERVIOUS SURFACE COVERAGE: 3,081 SF - 487.6 SF + 236.5 SF = 2,829.9 SF / 41.5%
OR WITHOUT PROPOSED RETAINING WALL = 2,769.5 SF / 40.7%

LEGEND

- Existing house footprint
- Proposed House and Deck addition
- Proposed addition over existing impermeable coverage
- Existing impermeable coverage to be removed
- Additional impermeable coverage
- Property line
- Setback line

MAGNETIC NORTH
WEST EAST
SOUTH

10' 0' 10' 20' 40'

PERMIT SET
9.30.2020

ATTARDO PONDELIS
ARCHITECTURE
10 Phillips Street
Suite 105
Yarmouth, Maine 04096
207.846.2047

Tassinari Residence
Harpswell, Maine

Lot Coverage Calculation

Scale: 1" = 1'-0" Drawn by: JAJ
Date: 9.30.2020
Revisions:

L1.1

POINT ROAD

THIS PORTION OF PAVED DRIVEWAY TO BE REMOVED; 151.3 SF

N68°32'44"E 134.93'

25'-0" SETBACK

MARY N. TASSIARI
BOOK 28664, PAGE 151

N21°12'10"W 49.09'

PROPOSED RETA
WALL AS NEEDE
60.4 SF

W

WELL

PROPOSED DECK ADDITION; 100.9 SF

HOUSE ADDITION ON THIS PORTION OF PAVED DRIVEWAY; NET 0 SF

15'-8" EXISTING

PAVED DRIVEWAY

PROPOSED DECK STAIR ADDITION; 31.3 SF

EXISTING CONCRETE PATIO TO BE REMOVED; 315.8 SF

25'-0" SETBACK

59'-11" EXISTING

WELL

W

N21°10'20"W 51.85'

25'-0" SETBACK

14'-10" EXISTING

BLOCK RETAINING WALL

7'-0" EXISTING

N67°22'34"E 135.00'

BLOCK RETAINING WALL

PROPOSED EXTERIOR STAR ADDITION; 40.1 SF

PORTION OF EXISTING SHED TO BE REMOVED ON THE PROPERTY; 20.5 SF

EXISTING SHED FOOTPRINT, DASHED; TO BE REMOVED

DECK STAIR ADDITION ON THIS PORTION OF EXISTING CONCRETE PATIO; NET 0 SF

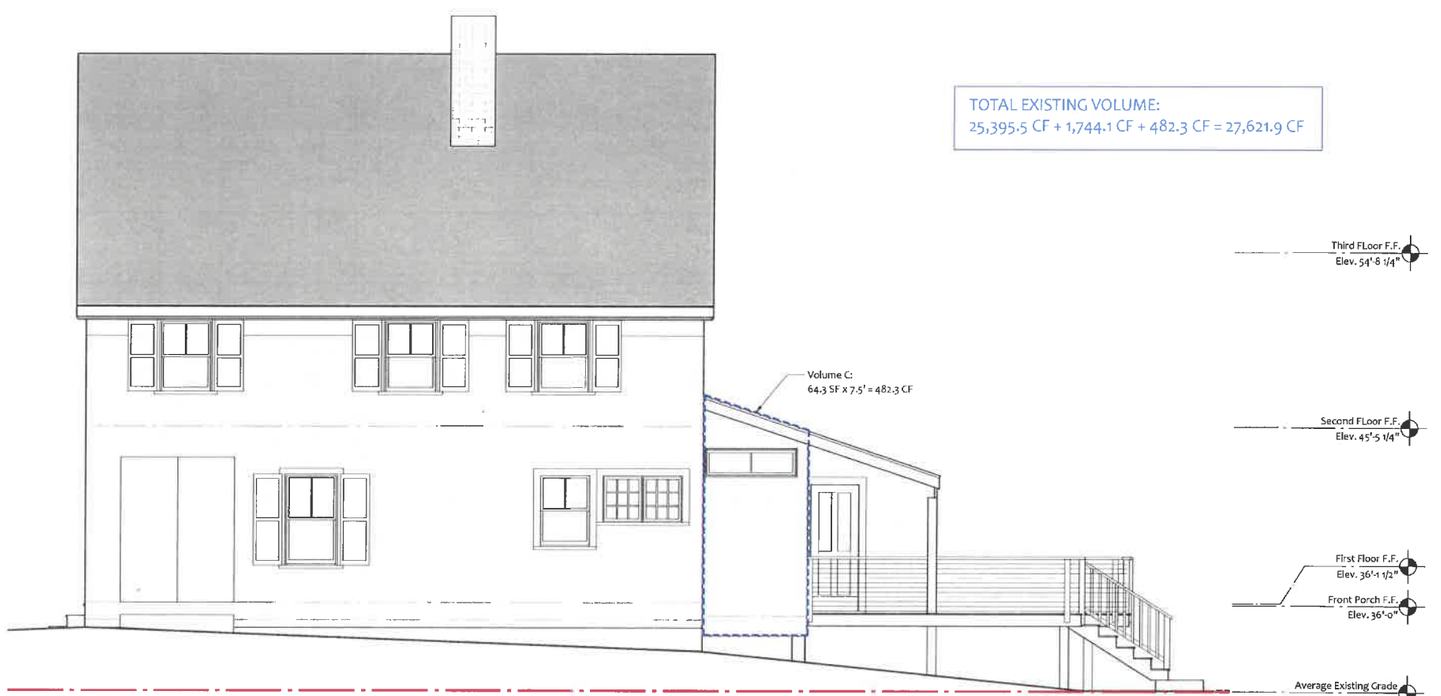
EXISTING HOUSE AND DECK FOOTPRINT

PROPOSED HOUSE OVERHANG; 3.8 SF

2 North Elevation
scale: 1/4" = 1'-0"

1 West Elevation
scale: 1/4" = 1'-0"

3 East Elevation
scale: 1/4" = 1'-0"



4 South Elevation
scale: 1/4" = 1'-0"

TOTAL EXISTING VOLUME:
25,395.5 CF + 1,744.1 CF + 482.3 CF = 27,621.9 CF

PERMIT SET
9.30.2020

2' 0' 4' 8'

EXISTING

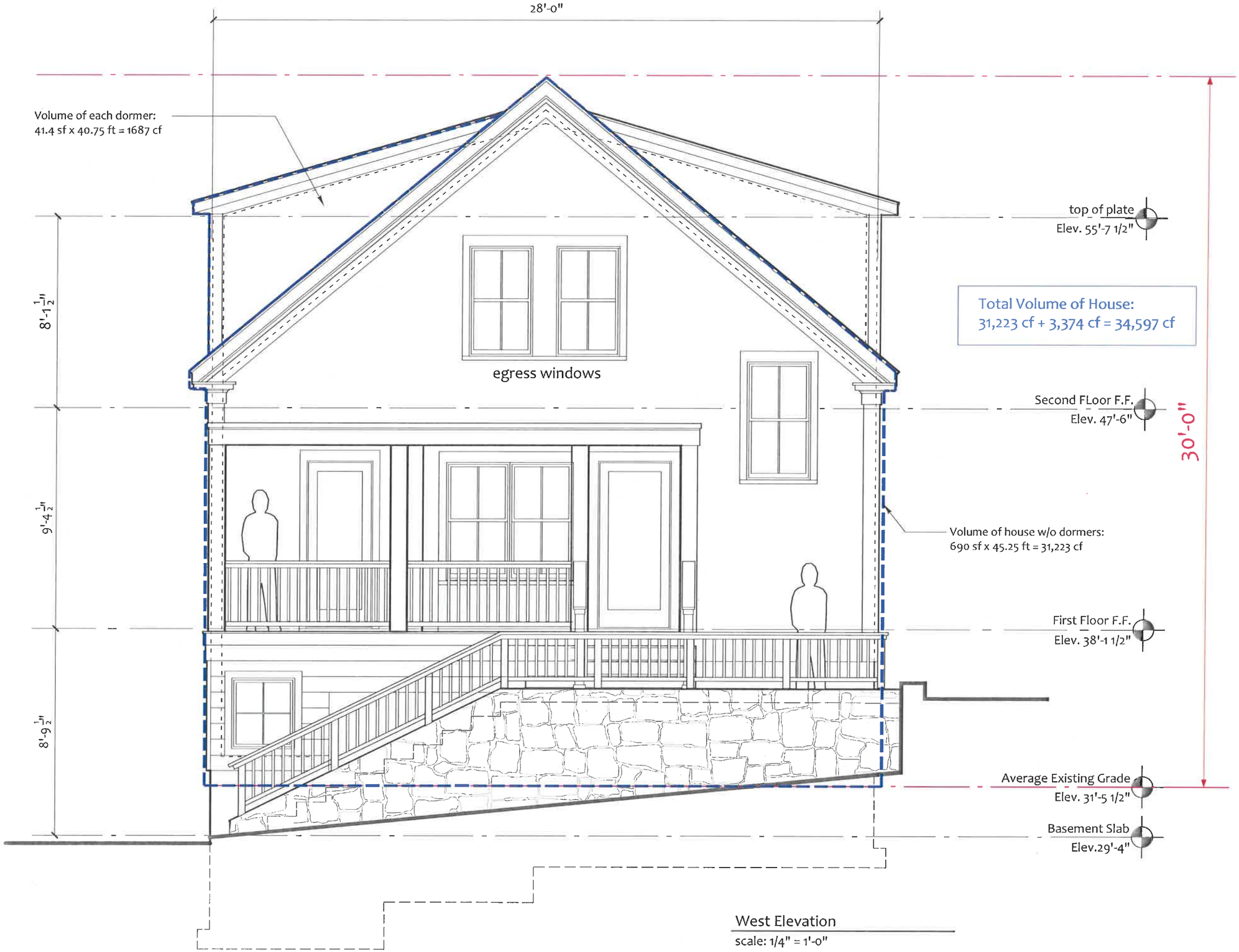
ATTARDO PONDELIS
ARCHITECTURE

Tassinari Residence
Harpswell, Maine

Existing Exterior Elevations

Scale: 1/4" = 1'-0" Drawn by: JAJ
Date: 9.30.20
Revisions:

Ex2.1



West Elevation

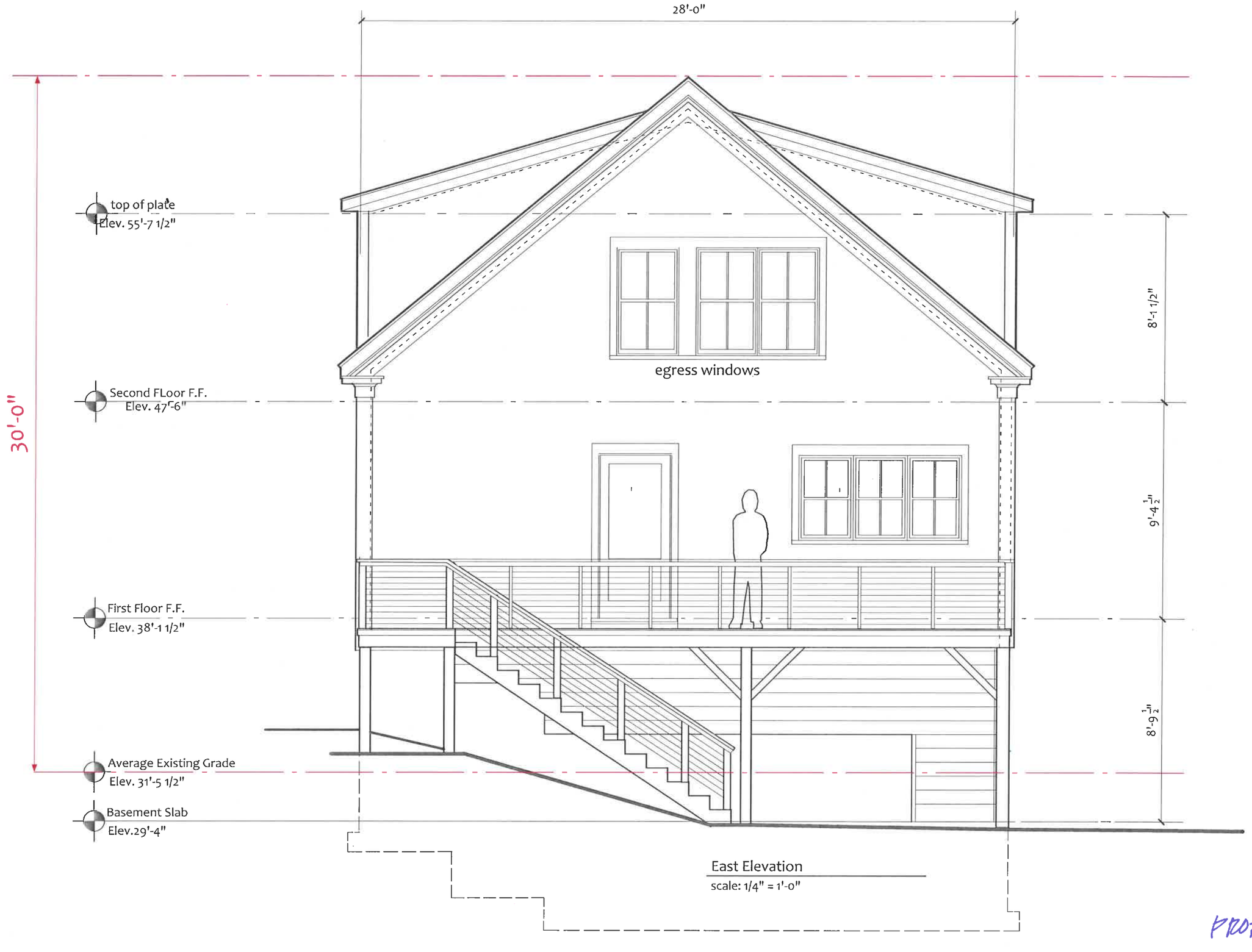
scale: 1/4" = 1'-0"

PROPOSED

North Elevation

scale: 1/4" = 1'-0"

PROPOSED



East Elevation

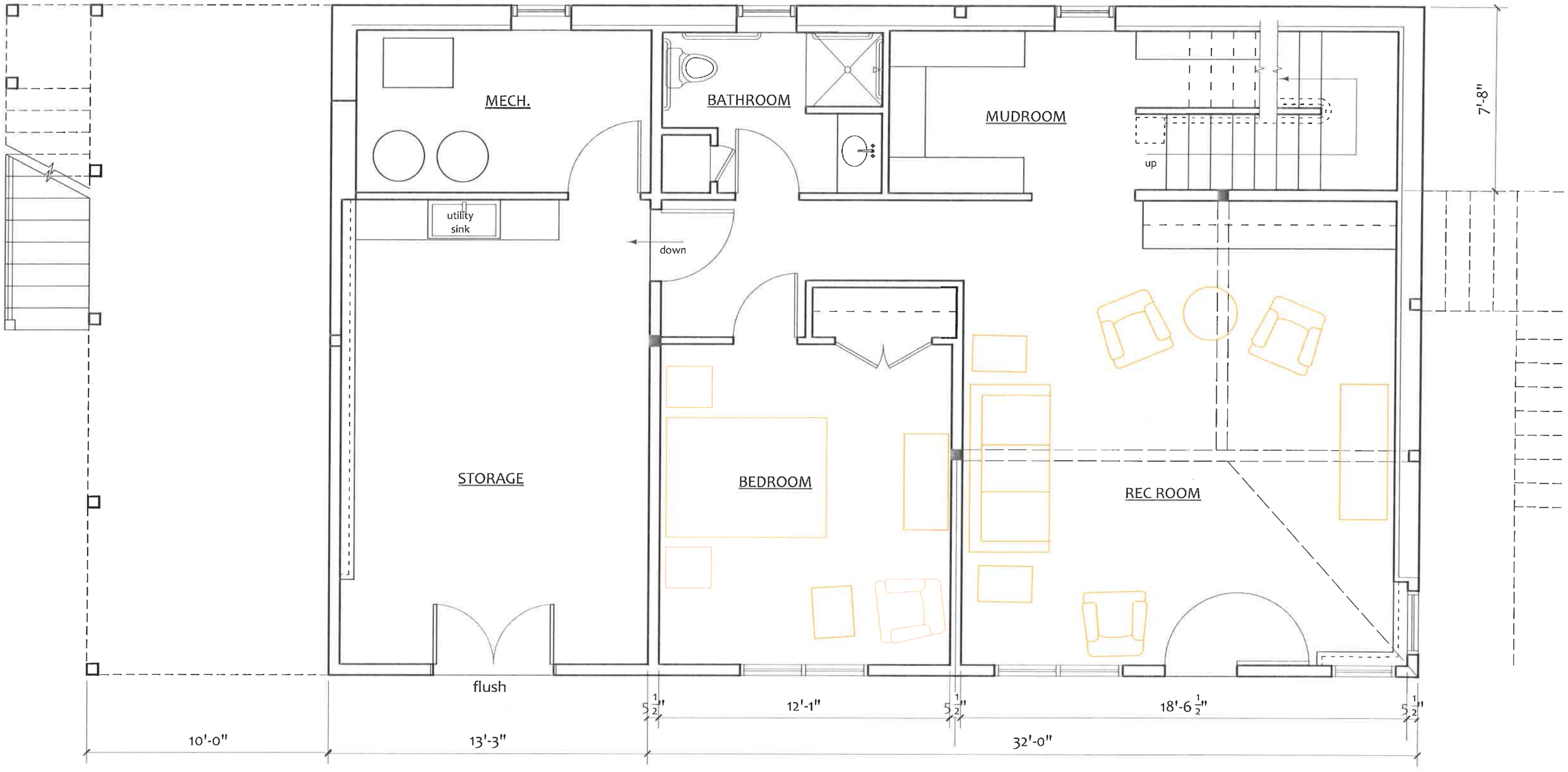
scale: 1/4" = 1'-0"

PROPOSED

South Elevation

scale: 1/4" = 1'-0"

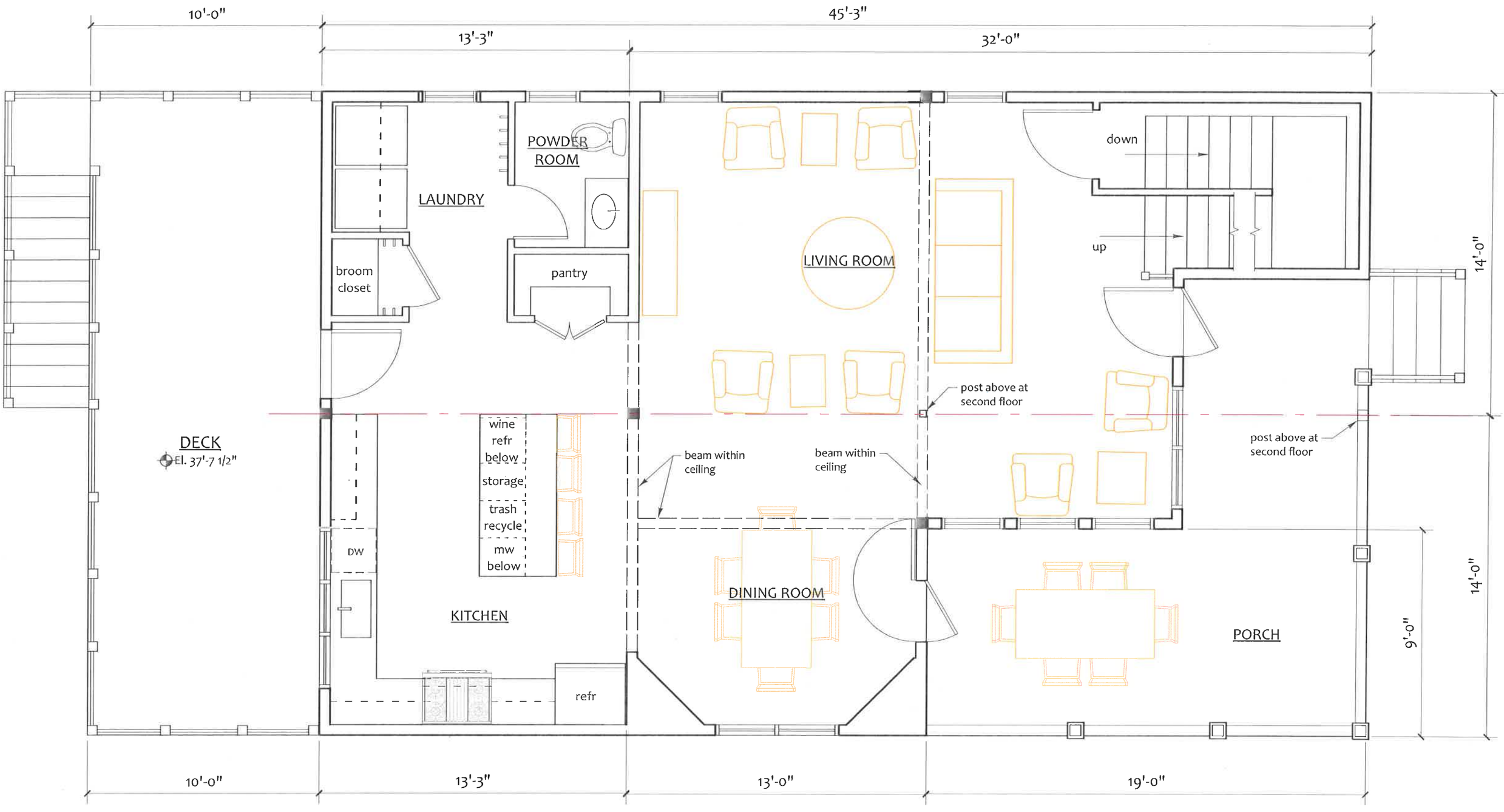
PROPOSED



Basement Floor Plan

scale: 1/4" = 1'-0"

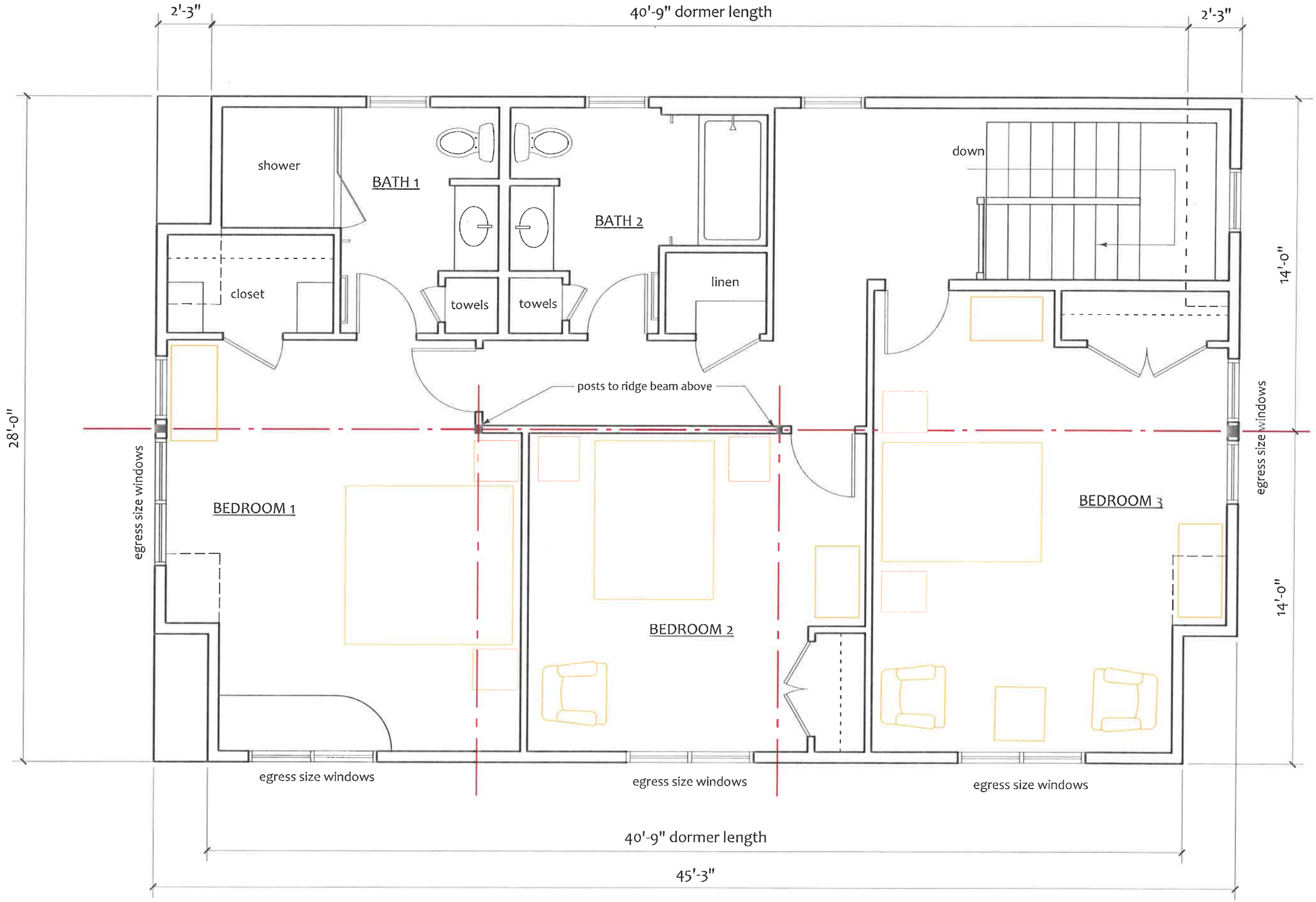
PROPOSED



First Floor Plan

scale: 1/4" = 1'-0"

PROPOSED



Second Floor Plan

scale: 1/4" = 1'-0"

PROPOSED